



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Plans and Specifications and Advertisement for Bids for the Abatement Demolition of the Single-Family Dwelling at 543 Maple Street

MEETING DATE: May 17, 2000

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approves the plans and specifications for the above project and authorizes advertising for bids.

BACKGROUND INFORMATION: The single-family dwelling located at 543 Maple Street has been vacant and under order to repair or demolish since September 1998. During that time, the structure has been without a roof and unsightly due to the repairs, which were started and abandoned. This has caused the property to remain an eyesore and a blight to the community.

Most recently, Community Improvement has identified those outstanding abatement orders and has reinitiated the appropriate action to facilitate the abatement of the nuisance conditions. That action resulted in estimation that the demolition costs would not exceed \$5,000. After that determination, bids were solicited from the contractors on our abatement list and two bids were received in the amounts of \$10,800 and \$16,000.

It is the opinion of the Community Improvement Manager that these are highly inflated bids due to the limited bid response and therefore do not reflect a reasonable cost to demolish the structure, haul away and dispose of the debris, provide backfill material and grade the lot.

Project Specifications are on file in the Community Development Department.

Pursuant to Section 701.3(3) of the Uniform Code for the Abatement of Dangerous Buildings which has been adopted as the Lodi Dangerous Building Code, as the Enforcement Authority for this jurisdiction, the Community Improvement Manager has the authority to order the abatement of such a nuisance by demolition. The costs of said abatement shall be billed to the owner of record and if not paid, it shall be placed as a special assessment against the property. In this instance, the property owner has acknowledged that he is unable to either repair or demolish the structure himself and will authorize the City to enter onto the property to carry out the necessary abatement action.

APPROVED: _____


H. Dixon Flynn -- City Manager

FUNDING:

Project Estimate: \$7,500.00
Account: Repair & Demolition Fund (103209)
Planned Bid Opening Date: June 14, 2000

Funding Available:


Vicky McAthie, Finance Director


Konradt Bartlam
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/jw

cc: Vicky McAthie, Finance Director
Joel Harris, Purchasing